

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, April 12, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 3/22/12**

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 3/19/12 special 3/26/12; Zoning Board of Appeals 4/2/12; Planning Commission 3/15/12; Zoning Sub-Committee 3/15/12**
 - b. **Building Inspectors** (formerly Building Permits Law Bulletin): March 2012 issue
 - c. **Iroquois Report:** March 2012 issue
 - d. Letter from David A. Sawicki, Department of Transportation to Gary Michael (cc: Zoning Commission) dated 3/26/12 Re: Costco Expansion
 - e. Letter from Katherine Daniel to Zoning Commission (cc: Dan Bertram) dated 3/30/12 Re: PA 11-5 automatic extension of permit validity

4. **Old Business:**
 - a. **227-235 Federal Road #201200060:**
 1. Letter from Michael Lillis to Zoning Commission dated 3/26/12 Re: 227-235 Federal Rd
 - Attached corrected Drainage Summary titled "Stormwater Management System Inspection And Maintenance Plan" dated 3/26/12

5. **New Business:**
 - a. **99 Federal Road (Savers) #201200237: Site Plan Modification to add a raised receiving dock with a roof for tenant improvement for a clothing sales store (dec date 6/16/12)**
 1. Letter from David S. Hawley to Alice Dew dated 3/26/12 Re: 99 Federal Road – Savers
 - Sheet of revised parking plan handed into Land Use 3/26/12
 - Map titled "Fixture Plan" prepared by Savers dated 3/23/12 – sheet SD-1
 2. Map Cover Sheet titled "Site Plan" prepared by Stantec Architecture Inc. dated 3/20/12 revised 4/3/12 – sheet A1.1
 - "First Floor Plan" dated 3/20/12 revised 4/3/12 – sheet A2.3
 - "Exterior Elevations" dated 3/20/12 revised 4/3/12 – sheet A3.1
 3. "Site Plan" prepared by New England Land Surveying, P.C. dated 3/24/97 revised 4/7/98 – Job No. 649 (received in Land Use 4/4/12)
 - Pages from a report written on 99-107 Federal Road prepared by Oles & Jerram, Inc. dated 3/6/98

 - b. **Proposed Regulation Change #201200258: Section 242-305F – Commercial vehicles in residential zones**

 - c. **Proposed Regulation Change #201200259: Section 242-401A(2)(g) – Customary Home Occupation**

 - d. **Proposed Regulation Change #201200260: Section 242-501 – Table of Permitted**

Uses for Industrial & Commercial Districts

- e. **Proposed Regulation Change #201200261: Section 242-405 – Apartment Units within single-family dwellings**
 - f. **28 Old Route 7 #201200263: Site Plan Modification for new dry cleaning business to modify parking layout and drainage** (*dec date 6/16/12*)
 1. “Site Plan” prepared by James R. Palmer, P.E. dated 3/16/12 revised 4/2/12 – sheet 1 of 2
 - “Utility, Grading and Erosion and Sediment Control Plan” dated 3/16/12 revised 4/2/12 – sheet 2 of 2
 - “Environmental Planting Plan” prepared by Environmental Land Solutions, LLC dated 3/16/12 – drawing no. PP.1
6. **Tabled Items:**
 7. **Informal Discussion:**
 - a.
 8. **Comments of Commissioners:**
 9. **Adjourn:**

****Next Regular Meeting Scheduled for April 26, 2012****